



## Recommendation for Action

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**File #:** 22-1625, **Agenda Item #:** 56.

4/21/2022

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### **Posting Language**

Authorize negotiation and execution of an amendment to the construction contract with Balfour Beatty Construction Group, Inc. for the Town Lake Metro Park - Seaholm Intake Facility Phase 1 Rehabilitation Project in an amount not to exceed \$139,250 for a total contract amount not to exceed \$3,401,250.

[Note: This change order was awarded in compliance with City Code 2-9B (Minority Owned and Women Owned Business Enterprise Procurement Program). Current participation to date is 16.39% MBE and 3.17% WBE.]

### **Lead Department**

Financial Services Department

### **Managing Department**

Parks and Recreation Department.

### **Fiscal Note**

Funding is available in the Parks and Recreation Department Capital Budget.

### **Purchasing Language:**

Original contract was awarded through a Competitive Sealed Proposal solicitation process.

### **Prior Council Action:**

June 3, 2021 - Council approved a construction contract with Balfour Beatty Construction Group, Inc. for the Town Lake Metro Park - Seaholm Intake Facility Phase 1 Rehabilitation Project.

July 29, 2020 - Council authorized the use of the competitive sealed proposal method of contracting as the type of Alternative Delivery Method.

August 23, 2018 - Council approved phased recommendations for the improvement of the Seaholm Waterfront, a 3-acre park site, which includes the Seaholm Intake Building.

### **For More Information:**

Inquiries should be directed to Rolando Fernandez, 512-974-7749, Beverly Mendez, 512-974-3596, or the Project Manager, Christina Bies, 512-974-9490.

### **Additional Backup Information:**

The Seaholm Intake Building Project consists of a series of historically appropriate interventions to rehabilitate this iconic structure, which is a contributing structure to the Seaholm Power Plant National Historic Register District. The scope of work consists of several specialized construction scopes, including underwater welding, which will be required to seal the building's water intake pipes from Lady Bird Lake, historic window restoration, repair of the historic roof coping and the careful structural infill of large openings in the building interior. Construction began in fall of 2021 and is projected to be complete in spring 2022.

The nature of the intake facility allowed the entry of water from Lady Bird Lake to fill 10 interior wells and be pumped to the Seaholm Power Plant when it was in operation. Sealing of the intake gates was necessary in order to eliminate water from being continuously present within the building. Nine of the 10 wells have been successfully sealed off. While pumping the water out of the building, leaks were discovered in one of the wells which will require additional work by the underwater construction crew.

Preventing the free-flowing entry of lake water into the building is central to the scope of this project improving the occupancy conditions by lowering humidity levels, eliminating odors and pests, and preserving the integrity of the building materials. Approval of this contract amendment will allow construction to continue without delay and a timely completion of the project within the allowable contract time.

This amendment has been approved by the City's Change Control Committee. The Change Control Committee was established to comply with Council Resolution No. 20120126-048, which required the establishment of consistent criteria and process to evaluate contractual changes for all contracts administered by the Financial Services Department - Capital Contracting. The Change Control Committee is comprised of management-level subject matter experts.

The contract allows 279 calendar days for completion of this project. This project is located within zip code 78701 (District 9).

Balfour Beatty Construction Group, Inc. is located in Austin, Texas.

**Strategic Outcome(s):**

Culture and Lifelong Learning, Health and Environment, Mobility.